

**NOTICE OF TYPE III
DEVELOPMENT REVIEW
APPLICATION, OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE & PUBLIC HEARING**



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
December 7, 2009 (15 days from notice)

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **January 14, 2010 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

Project Name: VANCOUVER WEST LDS CHURCH

Case Number: CUP2009-00007; PSR2009-00031; SEP2009-00073

Location: 9728 NE 50th Avenue

Request: The applicant is requesting approval to construct a 74-space parking lot addition for an existing church on a 6.37 acre site located in the Single-family Residential (R1-6) zoning district, and to relocate one of three existing access driveways.

Applicant: Church of Jesus Christ of Latter- Day Saints
Adrian Dyer
9400 Heathfield Lane S.E.
Turner, OR 97392
(503)743-4504; (503)743-3193 fax
dyeram@ldschurch.org

Contact Person: Mac McSwain
McSwain & Woods Architects, AIA
800 N Bayshore Drive
Coos Bay, OR 97420
(541)269-0618; (541)267-4225 fax
mac@mcswain-woods.com

Property Owner: Latter- Day Saints Church
50 E North Temple
Salt Lake City, UT 84111

Zoning: Single-Family Residential (R1-6)

Comp Plan Designation: Urban Low Density Residential

Parcel Numbers: 156202-000, 156276-000, 156277-000 156289-000, 156290-000

Township: 2 North **Range: 2 East** **NW ¼ of Section: 6**

Applicable Laws:

Clark County Code (CCC) 15.12 (Fire), 40.220.010 (Single-family Residential Districts), 40.320 (Landscaping/Screening), 40.340 (Parking), 40.350 (Transportation), 40.380 (Stormwater/Erosion Control), 40.500 (Procedures), 40.510.030 (Type III Process), 40.520.030 (Conditional Use Permits), 40.520.040 (Site Plan Review), and 40.570 (SEPA).

Neighborhood Contact:

Andresen/St. Johns Neighborhood Association, Neil Chambers, 6204 NE 67th Street
Vancouver, WA 98661, (360)699-5119
E-mail: N.Chambers@comcast.net,

Staff Contact Person:

Planner: Alan Boguslawski (360) 397-2375, ext. 4921
E-mail: alan.boguslawski@clark.wa.gov

Team Leader: Michael Butts (360) 397-2375, ext. 4137

Please email SEPA comments to: alan.boguslawski@clark.wa.gov

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor.

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 8/12/09
Fully Complete Date: 11/6/09
Date of this notice: 11/20/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

SEPA Appeal Process:

A **procedural SEPA appeal** is an appeal of the determination (i.e.. determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner is final unless there is:

- A motion filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 5 Clark Public Utilities Clark Regional Wastewater District City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Andresen/St Johns Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

PART ELEVEN - FORMS

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: *LDS VANCOUVER-PARKING LOT EXPANSION*
2. Name of applicant: *The Church of Jesus Christ of Latter Day Saints*
3. Address and phone number of applicant and contact person:
Mark O. Cottle
Ph: 503-625-5529
Fax: 503-625-4169
4. Date checklist prepared: *June 16, 2009*
5. Agency requesting checklist: *Clark County Washington*
6. Proposed timing or schedule (including phasing, if applicable):

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No, there are no planned future activities related to or connected to this project*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information is known to have been prepared

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Conditional Use Permit "CUP"

Building Permit

Construction Stormwater General Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to construct a 94-space parking lot expansion for an existing church on a 6.37 acre site located in the single family residential (R1-6) zone. An onsite storm water facility will also be constructed to meet Clark County storm water discharge requirements.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Property Address: 9728 NE 50th Avenue

Vancouver, Washington

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

- b. What is the steepest slope on the site (approximate percent slope)?

The approximate maximum onsite slope is 7.0%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Hillsboro Silt Loams. Unified Classification System "ML" and AASHTO Classification A4

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications of unstable soil in the immediate area.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose for grading is to prepare native soil areas for rock sub-base for concrete and pavement. Grading will also consist of forming and storm water quality facility for storm water run-off purposes. All excess soils not suitable for construction will be removed from the site. Mass filling will not take place at the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Local onsite erosion could occur as a result of stripping the earth of existing vegetation and exposing bare soils to the elements, however, existing site topography prevents offsite flow of storm water.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 60% of the site will be covered with impervious surfaces after project construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sedimentation control (TESC) plan will be prepared by a consulting engineer. The project will also include an onsite storm water facility system to keep peak flows no larger than existing conditions.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust from construction will be minimal as exposed soils will be covered with geotextile fabric prior to base rock application. Minimal exhaust from excavation machinery.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions of odor that will affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

A soil watering plan will be in place and implemented if excessive dust occurs during site work.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The closest water body is approximately 300 feet to the north west. The water body is a small no-name pond that drains into Lalonde Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This project will not occur within 200 feet of any water body.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No filling or dredging of surface water or wetlands will take place due to this proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions will take place due to the proposal

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the site does not lie with-in the 100 year flood plain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve discharging of waste materials into surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No water will be withdrawn or discharged to the ground.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There is an onsite septic system and drain field that accommodates approximately 1,200 people on Sundays, 100 people on Saturdays and about 55 people on week days. The average weekly demand is about 2,650 gallons. The drain field is approximately 0.81 acres in size.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The existing storm water run-off is collected and conveyed by pipe to the county storm water conveyance system in the street. The new parking lot will have a storm water quality, infiltration and detention basin constructed only for the new parking area development. The storm water will flow into Lalonde Creek which is located approximately 350 north west of the site. Lalonde Creek is with-in the Salmon Creek water shed.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste material is expected to be able to enter ground or surface waters

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The project will provide an onsite private storm water detention/retention system to temporarily store and then infiltrate as much storm water as practicable. Over flow will be released into the public conveyance system.

4. Plants

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Mainly grasses will be removed for the project. No trees or shrubs exist in the area of the site where development will take place.

- c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered plant species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The project design incorporates the use of landscape islands at key locations in the parking area. These areas will be landscaped with either trees, shrubs or grasses.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

There are no known threatened or endangered animal species known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

The site is not part of a known migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

The landscaping measures will provide possible enhancement for birds and small type wildlife by using trees and medium to small shrubs.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power will be used to meet the energy needs of parking lot lighting. No other energy needs will be required

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No the project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

The parking lot expansion does not take into consideration any significant energy conservation features.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

There are no environmental health, toxic chemicals, fire and explosion, spill or hazardous waste hazards.

- 1) Describe special emergency services that might be required.

No special emergency services will be required.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None anticipated

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Types of noise that will be created during construction could come from excavation equipment and concrete placing equipment. Construction activities will be confined to 7:00a.m. to 5:00p.m.

No long term noise creation is anticipated.

3) Proposed measures to reduce or control noise impacts, if any:

Small equipment will be utilized when possible. No noisy activities will be allowed outside of the allowed work hours.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The existing use of the site is a church meeting building and surrounding properties are of Low Density Residential zoning type.

b. Has the site been used for agriculture? If so, describe.

The site has not been used for agricultural uses.

c. Describe any structures on the site.

The site has an existing 28,000 square foot 1 story church building and a 1,700 square foot pavilion and a small 10' by 15' storage shed.

d. Will any structures be demolished? If so, what?

No structures will be demolished on the site.

e. What is the current zoning classification of the site?

Single family residential, low density

f. What is the current comprehensive plan designation of the site?

Urban low density, single family medium density

g. If applicable, what is the current shoreline master program designation of the site?

Does not apply.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No part of the site has been classified as an environmentally sensitive area.

i. Approximately how many people would reside or work in the completed project?

Sundays there are an expected 1,200 people to be onsite, Monday thru Friday there are approximately 55 full time employees, and on Saturday there are about 100 people onsite.

j. Approximately how many people would the completed project displace?

The completed project does not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Does not apply.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed plan will be reviewed by the Clark County Planning Department.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing will be provided by this proposal.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing will be eliminated by this proposal.

- c. Proposed measures to reduce or control housing impacts, if any:

Does not apply.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed new structure will be a light pole approximately 22 feet high.

The principal exterior building material is brick.

- b. What views in the immediate vicinity would be altered or obstructed?

No views will be obstructed with in the immediate vicinity.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The use of landscaping with-in the new parking lot to enhance overall aesthetics

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light glare may come from occasional vehicle headlamps. Parking lot lights will have covers preventing light from covering adjacent property and night-time traffic at the church will be very limited.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare will not pose a safety problem or interfere with views

- c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light that will affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Light and glare from parking area light poles will have covers to reduce light from covering adjacent property or public right-of-way

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are city and neighborhood parks in the area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known National, State, or Local preservation registers known to be on or next to the proposed site.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There is no evidence or landmarks of historical, archeological, scientific, or cultural importance known to exist next to or on the site.

- c. Proposed measures to reduce or control impacts, if any:

Does not apply, no impacts of such kind are known to be present.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is bound on the east by NE 50th Avenue to the west, NE Lalonde Drive-99th Street to the north, and NE St. Johns Road to the east. The site is trapezoidal in shape. The site is currently accessed by NE St Johns Rd. and NE 50th Avenue. The proposal will remove the north access but keep the south access on NE 50th Ave and open a new access on NE Lalonde Drive-99th Street. I-205 is in close proximity to the east of the site. The closest access from I-205 is Padden Parkway which is about 3.0 miles away.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The area is served by C-Tran transit system and the nearest stop is about 500 feet north west of the property at the corner of NE 50th Avenue and NE 99th Street.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed project will remove 12 of 224 existing parking stalls to add landscape areas. The project is adding 94 new parking areas for a total of 306 parking spaces

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project may require road improvements based on the sight distance study. Driveway entrance relocation may mitigate the issue but more research is required.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The site is not in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No more vehicular trips per day than existing will be generated by the project.

- g. Proposed measures to reduce or control transportation impacts, if any:

There are no transportation impacts to the general area as the parking expansion is proposed to create enough spaces for the existing demand not to increase demand.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No the increase need for public services is not required.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No direct measures will be implemented to reduce or control impact as the project will not change the need for public service or affect the impacts of public services negatively.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, Storm Water other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

A new storm drain collection, treatment, infiltration, and by-pass facility will be added to mitigate storm water run-off flows. It will connect to the existing public storm water conveyance pipe in NE 50th Avenue. Near the north west driveway entrance.

Part C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date: 7-7-07

Printed Name of Applicant: LDS Church

Date of Submitted: _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

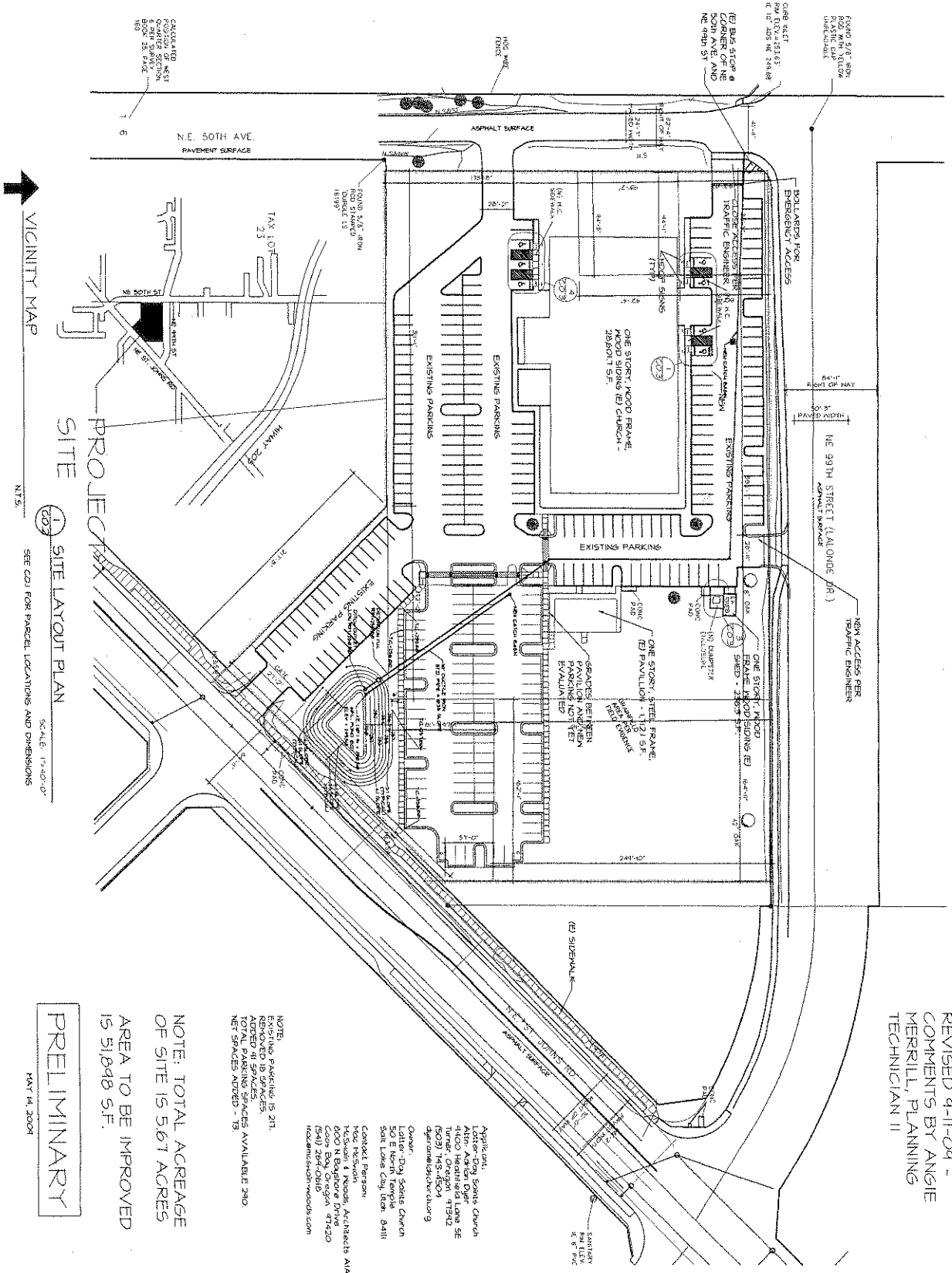
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



SITE LAYOUT PLAN
SCALE: 1"=40'-0"

SEE C01 FOR PARCEL LOCATIONS AND DIMENSIONS

PRELIMINARY
MAY 14, 2004

NOTE: EXISTING PARKING IS 211 SPACES. NEW PARKING SPACES ADDED 41 SPACES. TOTAL PARKING SPACES AVAILABLE 240. NET SPACES ADDED - 75.

NOTE: TOTAL ACREAGE OF SITE IS 5.67 ACRES. AREA TO BE IMPROVED IS 51,848 S.F.

Applicants:
Latter-Day Saints Church
Attn: Aaron Dyer
4400 Heather Lane SE
Burien, WA 98148
(206) 745-4504
dyer@ldschurch.org

Owner:
Latter-Day Saints Church
50 E North Temple
Salt Lake City, Utah 84143

Contact Person:
Hec Peterson
Hec Peterson & Woods, Architects AIA
C/O Box 40666
Coeur d'Alene, ID 83814
(509) 294-0810
hec@hewwoods.com

REVISED 4-11-04 -
COMMENTS BY ANGIE
MERRILL, PLANNING
TECHNICIAN II

<p>Project for:</p> <p>THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</p>	<p>Vancouver West Stake Vancouver WA Stake</p> <p>PARKING LOT EXPANSION CONDITIONAL USE/SITE PLAN</p> <p>9728 NE 50th Avenue Vancouver, WA</p>	<p>DATE: 11/10/2008 BY: [Signature] CHECKED: [Signature] SCALE: 1"=40'-0"</p>	<p>WCSHAIN & WOODS ARCHITECTS AND PLANNERS</p> <p>1000 North Franklin Street Portland, OR 97227 Phone: (503) 844-0010 Fax: (503) 844-0000 Copyright © 2004 WCSHAIN & WOODS, A.P.A. All rights reserved.</p>

Owners of Property that were sent notice

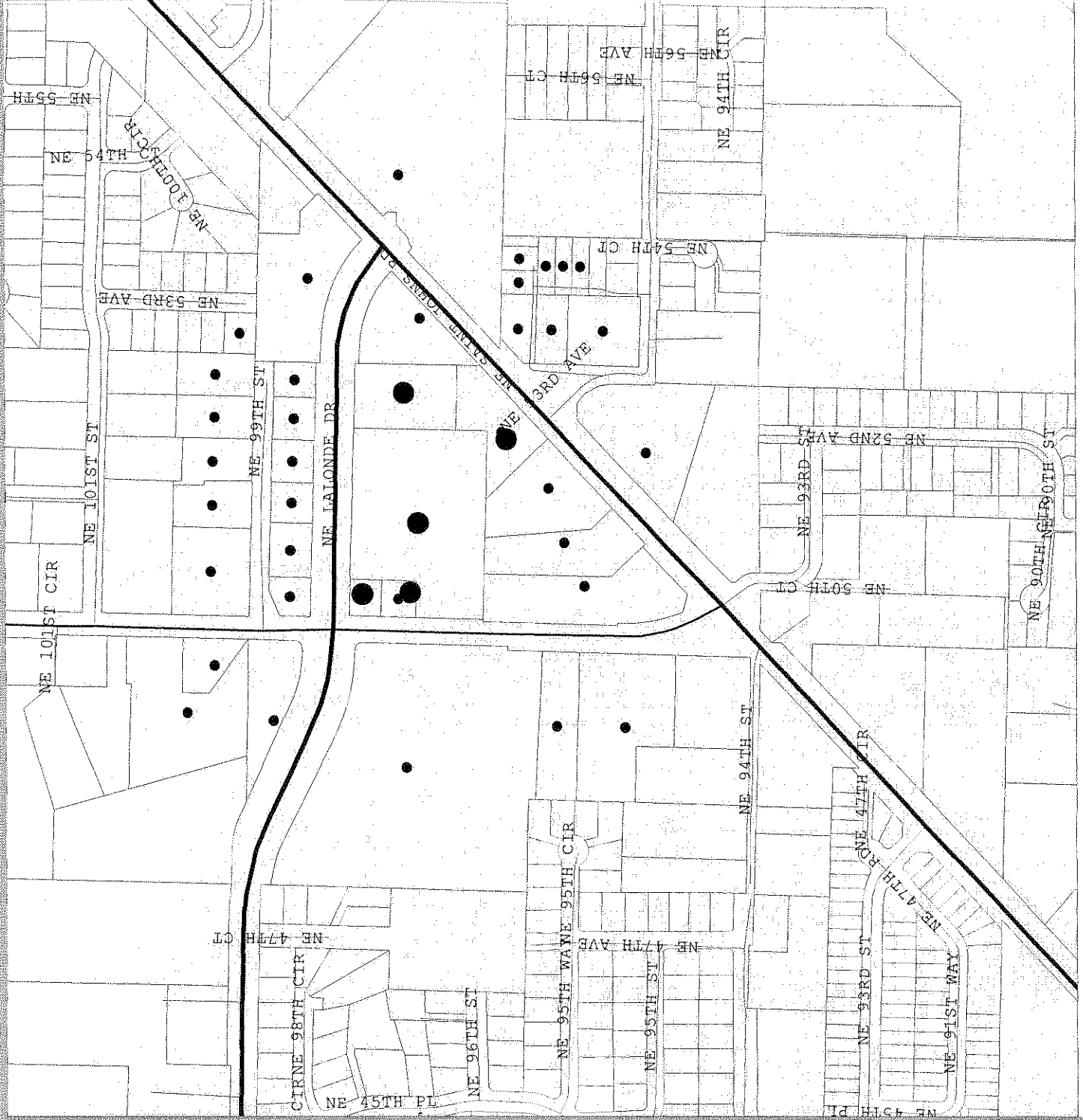
NW 1/4 of Section 06 T2R2E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development Serv

Plot Date: Nov 19, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:2302.6) 50 0 50 100 5000 Feet

